

INLAND WETLANDS COMMISSION SPECIAL Public Hearing and Regular Meeting

September 21, 2022

The Stratford INLAND WETLANDS COMMISSION conducted a Special Public Hearing and Regular Meeting on Wednesday September 21, 2022 in Room 213 pursuant to notice duly given and posted.

Members Present T. Fahy, D.Blake, J. Koripsky, Dr. Chess, A. Capinera, E. Scinto

Members Absent: L. Haddad

Alternates Present: C. Blake, J. Waite

Others Present: K. Kerrigan, Inland Wetland Administrator, P. Sullivan, Town Attorney

Call to Order: Chairman Fahy called the meeting to order at 7:00 p.m.

Public Hearing

2021-13: Twenty-lot residential subdivision and associated infrastructure. Address: Broadbridge Avenue - generally bounded by Broadbridge Avenue, Ronald Road, and Teakwood Drive. Assessor's Map Reference: 20.1, Block 1, Lot 1. Applicant: Teakwood Estates LLC – Attorney Russo, representing petitioner, noted Certificates of Mailings have been received by Inland Wetland Office. Referring to the site plan, he described the project. He noted that nine (9) out of the twenty (20) lots were outside of the 100' upland review area.

G. Pidluski, Engineer, referred to the site map noting there are two (2) wetlands on property. A large portion of open space and Conservation Easements will be deeded to the Town of Stratford. He discussed the stormwater mitigation which have been accommodated to staff and John Casey's concerns. He also discussed sanitary sewer plan and neighbors' potential cooperation, storm drainage system and retaining wall. He also discussed alternate design plans.

B. Kenney, Wetland Scientist, referred to site plan discussed plantings and invasive control plan and wetlands on property. He noted no activity will take place within the wetlands. There will be 1.9 acres of open space and 1.1 acres of a Conservation Easement. He discussed the installation of a split rail fencing. In conclusion, he noted the project will not affect inland wetlands or watercourses.

Ms. Kerrigan would like more information on the retaining wall. Commissioners questioned amount of impervious area on the eight (8) acres, amount of fill which would be required on Ronald Road, invasive plant control plan, impact on wildlife, sewer and pumping system. Petitioners noted that pumping system would be deeded to the Town and each lot owner would be bound to maintain pumping system.

Attorney Russo referred to Section 10.2 for consideration on environmental impact. Noted project does not affect wetlands and also discussed alternate plans.

Opposition:

B. Ross, 500 Brinsmayd Avenue, discussed flooding on Topaz Place and Broadbridge Avenue
T. Bunch, 1661 Elm Street, discussed wetland runoff
M. Leigh, 1661 Elm Street, Discussed wetlands and wildlife
V. Schuso, 55 Dan Road, spoke in opposition
T. Jacksis, 15 Glenn Drive, spoke in opposition
G. Dancho, 30 Ruby Lane, discussed effects to wildlife in area
L. Dancho, 30 Ruby Lane, discussed wildlife and flooding issues
Ms. Perricone, 40 Ridgefield Drive spoke in opposition
W. Rodrigues, Ronald Road, would like to see a scaled back project
S. Neeley, 420 Second Hill Lane, discussed wildlife in area
Ms. Kerrigan read into records letters in opposition from K. Cunliffe, B. Ross, G. Arpie and P. Sweeley

In rebuttal, Attorney Russo discussed alternate sewer plan and conservation easement. G. Pidluski discussed drainage noting will be designed for 100 year storm and rebuilding of Ronald Road.

Ms. Kerrigan suggested retaining a third party consultant to provide a detailed review of the application. The expense of the additional technical assistance shall be estimated by the Commission based on a preliminary and reasonable estimate prepared by a qualified expert and shall be paid by applicant.

Mr. C. Blake made a motion to table 2021-13. The motion was seconded by E. Scinto. The motion carried unanimously.

Administrative Meeting

Approval of Minutes – Dr. Chess made a motion to approve the minutes of August 17th. The motion was seconded by J. Waite. The motion carried unanimously.

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New Business:

2022-17 – Construction of 33,000 SF commercial building with associated infrastructure and grading. Address: 885 Woodend Road. Assessor's Map Reference Map 30.1, Block 7, Lot 5. Applicant: Core One Industrial – B. Carey, representing petitioner, presented application. Ms. Kerrigan noted she felt this application is complete. **Mr. Scinto made a motion to accept 2022-17 as complete. The motion was seconded by C. Blake. The motion carried unanimously.**

Paula Mollica v. Inland Wetlands and Watercourses of the Town of Stratford - Discussion of Settlement of 350 Whippoorwill Lane – Mr. Scofield, adjacent property owner, discussed restoration plan. Attorney Sullivan noted this is a potential settlement of litigation.

Attorney Belis, representing petitioner, and Attorney Kelly, representing Town of Stratford have come to a settlement agreement regarding these properties as follows:

Blue Bird Prestige v. Stratford Inland Wetlands Commission -Discussion of Settlement of 170 Oronoque Lane – Proposal eleven (11) single family houses

500 North Avenue, LLC v. Town of Stratford Zoning Commission -Discussion of Settlement of 795 James Farm Road – Proposal three (3) lot single-family sub-division with remaining land being deeded to Town

JRB Holding, LLC v. Stratford Inland Wetland Commission -Discussion of Settlement of 500 Peters Lane – Ten acre parcel with three (3) lot sub-division with balance of land being deeded to Town. Balance of homes will not affect wetlands.

Attorney Sullivan feels all I's have been dotted and T's crossed and should be moved until next meeting for a more formal presentation. Petitioner will submit application to Ms. Kerrigan.

Staff Report –

- **Cease and Desist Order has been issued to 465 & 435 James Farm Road** – applicant will come to next meeting
- **165 & 176 Lynncrest Drive** – Work in progress

Administrative Report and Permits:

Commissioners Forum: Dr. Chess suggested additional help should be obtained for Ms. Kerrigan. With today's technology, should be able to show audience site plans, etc. He also suggested people who wish to speak should be allowed prior to presentation.

Adjournment – Seeing no other business to be discussed, Mr. Scinto made a motion to adjourn the meeting at 9:55 p.m. The motion was seconded by Mr. A. Capinera. The motion carried unanimously.

Respectfully submitted,

Gail DeCilio
Recording Secretary